

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

35 Old Warrandyte Road, Donvale Vic 3111

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$1,540,000

Property Type

House

Suburb

Donvale

Period - From

01/04/2025

to

30/06/2025

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 Rickson PI DONVALE 3111	\$1,230,000	23/05/2025
2	4 Octantis St DONCASTER EAST 3109	\$1,420,000	02/04/2025
3	3 Saturn Tce DONCASTER EAST 3109	\$1,300,000	06/02/2025

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/07/2025 12:18



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**Property Type:** Land  
**Land Size:** 822 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median House Price**  
 June quarter 2025: \$1,540,000

## Comparable Properties



**7 Rickson PI DONVALE 3111 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 23/05/2025  
**Property Type:** House  
**Land Size:** 718 sqm approx



**4 Octantis St DONCASTER EAST 3109 (VG)**

**Agent Comments**

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**Price:** \$1,420,000  
**Method:** Sale  
**Date:** 02/04/2025  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx



**3 Saturn Tce DONCASTER EAST 3109 (VG)**

**Agent Comments**

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**Price:** \$1,300,000  
**Method:** Sale  
**Date:** 06/02/2025  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx

**Account - Barry Plant** | P: 03 9842 8888